

**PENN TOWNSHIP  
ZONING HEARING BOARD  
MINUTES OF OCTOBER 15, 2025  
ATTENDANCE**

**Board Members Present:**

Gerry Wolfe – Chairman  
Aaron Kopp  
Cat Minnerly  
Alan Shaffer

**Others**

Melvin Newcomer, ZHB Solicitor  
Brenda Pardun, Court Reporter  
Richard Landis, Supervisor  
Gary Stevens, Supervisor  
Matthew Reeser, Penn Township Zoning Officer

Fred Hammond, Resident  
Chuck & Gail Ruhl  
Anthony, Roberta, & Daphne Oatman, Residents  
D. Ruhl, Resident  
Pam Rohrer, Resident  
Wallace Storch, Resident  
John Schick, Rettew Associates  
Mike Davis, Barley Snyder  
Daryl & Jen Hess, JD Hill Valley  
Brinton Schlegel, Resident  
Judy Grillo, Applicant 670 Lanc Rd  
Chris Ill, Resident  
Steve Leaman, Resident  
Steve Gergely, Harbor Engineering

**Minutes**

The meeting was called to order at 7:01pm by Mr. Wolfe

There was a motion by Kopp with a second by Shaffer, to approve the minutes for the September 10, 2025 zoning hearing; the motion carried in-full.

**(Continued) Case #250994** – Applicant JD Hill Valley, LLC. has requested a Special Exception per §27-210.1 & §27-202 of the Penn Township Zoning Ordinance to allow an auto repair garage on the site(s). Additionally, they are requesting variances from the following sections of the zoning ordinance: §27-210.3(setbacks), §27-210.3.A (front yard setback), §27-210.3.C (rear yard setback), §27-210.7(Landscaping), §27-210.7.B (setbacks & landscape strip, §27-310.12 (parking spaces), & §27-402.11.D (screening). The properties that are the subject of this application are 130 & 140 Auction Road, Manheim, PA 17545, Lancaster County Tax ID#500-52790-0-0000 & 500-43302-0-0000 which are located in the LC – Limited Commercial Zoning District of Penn Township.

Anyone who might speak or present evidence during the hearing were sworn in by the court reporter.

Party Status was explained to the audience by the ZHB solicitor. There were no requests.

The following is a synopsis of what was presented by Steve Gergley:

- After the last hearing, the garage area was reduced from 4 bays to 3 bays. The building size remains the same, but number of bays was reduced
- There is no longer a parking variance required since the design changed
- 2 new exhibits were submitted
- A plan illustrating truck turning movements was provided
- With the new design, only the setback related variances are still required
- A lot add-on will be required
- The other conditions mentioned at the prior hearing will still apply
- Any greenspace will be vegetative in nature

At approximately 19:15 there was a motion by Mr. Kopp, with a second by Ms. Minnerly to approve the requests; the motion was carried in-full by the ZHB.

At approximately 19:17 Mr. Wolfe read the legal advertisement for the next case; after which Wolfe asked if anyone in the audience wished to gain party status; there were no requests.

**Case #250995** – Applicant/Equitable Owner Judy Grillo has requested a special exception per §27-202.4 of the Penn Township Zoning Ordinance to allow a restaurant with a drive through on the subject property, which also includes a carwash. Additionally, they have requested variances from the following sections of the Penn Township Zoning Ordinance: §27-402.23.A (Access from a higher classification roadway), §27-402.23.F (Proximity of restaurant to residentially zoned properties) if needed, and §27-402.16.C (carwash located within 100 foot setback). The property that is the subject of this application is 670 Lancaster Road, Manheim, PA 17545, Lancaster County Tax ID#500-07759-0-0000 which is located in the COM – Commercial Zoning District of Penn Township.

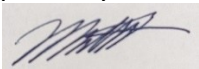
The following is a synopsis of what was presented by Steve Gergley:

- The subject property is located in the COM – Commercial Zoning District of Penn Township
- The property has existing non-conformities
- The proposed coffee shop will be drive-through only; no seating
- There is no safe way to make access from the site to Sun Hill Rd, due to existing grade and the proximity of the site to a signalized intersection

After many questions and statements from members of the audience, there was a motion by Wolfe, with a 2<sup>nd</sup> by Minnerly to approve the requests; the motion was carried in-full by the ZHB.

At approximately 20:03 there was a motion by Kopp with a second by Minnerly to end the meeting; the motion was carried in-full by the ZHB.

Respectfully,



Matthew Reeser – Penn Township Zoning Officer/ ZHB Recording Secretary